PORTLAND METROPOLITAN WORKFORCE TRAINING CENTER REDEVELOPMENT

COMMUNITY UPDATE

Summer 2020

PMWTC under redevelopment

Plans for a new chapter of the PCC site on the corner of 42nd Ave. and Killingsworth St. are underway

Thanks to voters who supported the 2017 bond, Portland Community College (PCC) is investing in workforce development with the redesign of the Portland Metropolitan Workforce Training Center (PMWTC), located at 5600 NE 42nd Avenue in Portland.

The project includes a new building for the PMWTC, affordable housing, parking and open space within PCC’s current three-acre lot. Home Forward, PCC’s partner, is charged with building and operating affordable housing on location.

PMWTC’s new facility will provide adequate space for programs using a wrap-around service model, where staff from community-based organizations, public sector partners, and other service agencies work closely to ensure non-traditional students find the support they need to achieve their goals.

The plans reflect a two-story building with classrooms, offices and meeting rooms for both PCC staff and community partners such as the Oregon Department of Human Services (DHS). Conversations are in progress with additional service partners as potential tenants. The current PMWTC will remain functional while construction takes place, with completion anticipated for Summer 2023.

The project team, led by PCC’s Planning & Capital Construction, BORA Architects and Andersen Construction, is aware of the ripple effects that this project may have and is eager to include the voices of community members as part of the planning phase. The PMWTC redevelopment aims to complement the current neighborhood with aesthetics, services and amenities.

Get involved in the design process
Community members’ input and comments encouraged

“We are excited about the opportunity to partner with PCC on this project. By collaborating closely with community partners, we can connect families with a broader array of services to meet their needs.”
—Sherrelle Jackson, LCSW, DHS District Manager, Multnomah County (D2)

Affordable housing at PCC

Home Forward shares plans for building housing on site.

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Early outreach to neighbors

Living Cully outreach brought attention to project.

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Site elements and layout

Initial site plan for PMWTC, housing, open space and parking.

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Project timeline

Outline of redevelopment’s events and milestones.

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Disponible en Español | Có sẵn trong tiếng việt | La heli karo in Soomaali | pcc.edu/bond/pmwtc
Participate in career exploration and coaching, life skills and mental health support, ESOL and GED classes, and receive assistance in their job search.

TANF: Temporary Assistance for Needy Families

ESOL: English for Speakers of Other Languages

Attend career exploration classes, receive assistance with résumé writing, practice job interviews, and participate in job fairs.

Attend the weekly Employment Market Place to discuss job requirements and opportunities with employers.

Take driver’s education, upholstery, and Spanish classes at PMWTC.

More information about PMWTC at pcc.edu/locations/metro
Initial Site Plan

By Katherine Miller

In Spring 2020 PCC completed a site plan for the three-acre property with locations for the new two-story building plus parking, affordable housing and open space.

With funds from the 2017 bond measure, the college’s Office of Planning & Capital Construction (P&CC) and BORA Architects engaged with PCC staff, PMWTC clients and the Northeast Portland community over many months to listen to their needs and visions for the site. Some of the themes heard during outreach include bringing the new building up to the street to enhance PCC’s presence in the neighborhood and help define the character of the 42nd/Killingsworth St. corner; maintaining sufficient on-site parking for building users; and intentionally planning for usable open space for public events.

The redevelopment plans also factored in the city’s development code requirements, such as height restrictions for the new building and the inclusion of an active use at street level.

P&CC and the design team created several possible configurations for the property and then made the final selection from two approaches.

In addition to the criteria highlighted on the diagram, the selected site approach has the following characteristics:

1. It addresses many of the themes heard during the project’s early outreach and engagement.
2. The new 50,000-square-foot PMWTC and housing building are independent of each other yet connected through shared open space and site amenities.
3. Placing the new PMWTC building on the NE corner of 42nd Avenue and Killingsworth Street has the potential to activate the intersection while supporting existing and future pedestrian and transit uses.
4. The approach maximizes the number of parking spaces on site. The entrance to the lot will be off of Northeast 42nd Avenue.
5. The building orientation takes advantages of natural light and other natural conditions such as wind and shade to provide a comfortable and sustainable building environment.

The plan maintains the current operations of PMWTC until the new building is fully operational. With the site plan determined, designers moved to the schematic design phase during which the basic design concepts of the new PMWTC building have started to take shape.

Open space is efficiently condensed to an area of approximately 17,000 square feet. The open space orientation allows for college and community uses.

The location of the buildings complement the overall urban pattern of Cully/Concordia and the nearby community uses.

The mostly rectangular shape of the new PMWTC offers a more flexible interior space to accommodate changing needs of clients and partners.

The housing development can accommodate a variety of unit sizes in its mix.

The orientation of the housing offers a better residential experience, particularly with more natural light.

This approach maximizes the number of parking spaces.

PMWTC Redevelopment Update

PROJECT PRINCIPLE
Community Place: The building and its site enliven its neighborhood, supporting Cully and Concordia’s diverse array of residents and businesses.

SITE FACT
This site is located in the most ethnically diverse neighborhood in Oregon (2010 Census). The surrounding community includes many African American, Native American and immigrant households.

Share your insight about the new PMWTC with the “Design with us” survey at pcc.edu/bond/pmwtc
Early Outreach

PCC sought input from neighboring communities for the center’s site and programs

By Katherine Miller

Community outreach has been at the heart of PCC’s project to redevelop and transform the PMWTC in Northeast Portland. A variety of events began in earnest last year to gather input from the residents of Cully and Concordia. The outreach is being done in partnership with Living Cully, a collaboration of nonprofits committed to building economic, social and environmental opportunities to improve the quality of life for people of color and low-income people in NE Portland’s Cully neighborhood.

A key initiative was a door-to-door canvassing drive. Approximately 290 doors were knocked from Lombard Boulevard to Prescott Street and from 33rd to 55th avenues. Paper surveys and informational materials were available in English, Spanish, Arabic, Vietnamese, Russian and Somali.

Organizers from community-based organizations — such as NAYA, Habitat for Humanity and Hacienda — also held 12 focus groups that included participants with diverse backgrounds, including immigrants, African Americans, Native Americans, Native American youth, Somali youth, mobile home residents, renters, affordable housing homeowners, neighborhood association members, small business owners, workers, and families whose children attend school in the area.

Several attendees praised the focus groups and their inclusivity. One commented that “It feels good to know that my voice is being heard,” while another added that “It was great to meet other neighbors.” Other participants were passionate about their vision for PMWTC. “This should support the whole community and bridge our diverse neighborhood,” said the resident. “This building has an opportunity to provide so much to a very diverse group.”

Identified neighborhood needs and priorities influencing the project:

• Educational opportunities: life skills, ESL classes, computer skills, music and arts, financial literacy
• Job counseling and training
• Affordable housing
• Affordable groceries and fresh produce; food pantry
• Safe pedestrian and bike routes
• Improved access to public transit
• Community and meeting spaces
• Parking
• Affordable childcare options
• Safety and security
• Affordable commercial space
• Small business incubator
• Family spaces
• Health and mental health services
• Trade school
• Activities for children and teens

Results and details of this campaign can be found in the Living Cully Outreach report.

The Living Cully Outreach report is available at pcc.edu/bond/pmwtc
Inclusive Design Approach

Redevelopment project draws on extensive feedback from key groups

By Gina Valencia

PCC’s Office of Planning & Capital Construction (P&CC) knows that the redevelopment of the PMWTC will have a lasting impact on the communities it serves. This responsibility is a central theme for the project. Together, P&CC and BORA Architects are deeply committed to ensuring that PMWTC’s stakeholders are represented and engaged throughout the redevelopment process.

DEEPER DIVE INTO DESIGN

Following extensive early community engagement done in partnership with Living Cully, P&CC worked to solicit and carefully consider the input from stakeholders closest to the center — its staff and clients. During the winter of 2020, P&CC undertook a series of meetings with current users of the building (clients and staff from both PCC and DHS) to talk about their use of the spaces, the function and relationship between areas, their experiences with the current facility, and their aspirations for the redesigned areas.

Tenets of Critical Race Theory (CRT) and Design Justice enriched how the design team approached its work and developed tools for user inquiry. These frameworks aim to disrupt structural systems of oppression. Such an approach aligns with PCC’s mission, which utilizes an equity lens to create social justice through planning, operations, and delivery of education.

P&CC’s CRT consultant, Amara Perez, and Colloqate’s Bryan Lee Jr., who focuses on Design Justice, led training workshops for those associated with the project and the PMWTC staff. Participants of these workshops came away feeling empowered and realizing — perhaps for the first time — that “space matters”, and that people experience space differently depending on their lived experience and positionality. Given the target population that the PMWTC serves, the design team recognizes that those who are most vulnerable need to be of primary consideration related to decisions that impact them.

COMMUNITY-CENTERED DESIGN

A thoughtful approach to inquiry has yielded valuable design insights. For example, the visioning and programming exercises allowed staff and clients to share their experiences and identify the challenges at the current facility related to such issues as accessibility, comfort, space, and program delivery. Clients shared that the PMWTC is where they learn career skills, but also where they are able to build their self-esteem. They expressed high interest in improved classrooms and meeting areas, with a variety of options from quiet to collaborative spaces. The new building layout and classroom designs take into consideration clients’ needs in order to support them in their career development.

To cite another example many attendees in focus groups expressed their desire for a warm, welcoming space that supports families in need. These comments are being translated into design by evaluating the use of mass timber in the new building.

The design team also documents the impact of community and user narratives in the various plans, such as in the Design Justice Site Plan component of the schematic design set.

To pursue an inclusive design approach the design team is:

• Seeking an inclusive process involving the different stakeholders;
• Centering the college’s goals of equity and inclusion within this project;
• Developing inquiry methods that go beyond the size and function the spaces considered;
• Ensuring that the input and considerations are translated into the project’s design.

Continue to influence the PMWTC redesign with the “Design with us” survey at pcc.edu/bond/pmwtc
We plan to break ground in 2023.

When will the housing be built?

Unfortunately, there are complicated rules that frequently prevent full-time students from living alone in affordable housing. We are excited about the convenient access that the residents of PMWTC's affordable housing will have to job training.

What does Home Forward hope to achieve through this partnership?

Home Forward and PCC share similar missions and serve similar populations. The organizations began talking in early 2019 about how we might collaborate. We ultimately decided to partner to redevelop the PMWTC site to provide job training, affordable housing, community services, and retail space at a single location.

What opportunities does this project provide for Home Forward?

This is a great opportunity to build deeper connections between our organizations and better align the workforce development and affordable housing systems. What we do here could be replicable elsewhere in the region with other affordable housing providers.

What are some of the challenges for Home Forward with this project?

Community college students often need affordable housing. Unfortunately, there are complicated rules that frequently prevent full-time students from living alone in affordable housing. We plan to respond to this challenge by creating opportunities for roommate-friendly housing. We are also looking to create many larger units (both two-bedroom and three-bedroom) and are mindful of what that will mean in terms of providing appropriate outdoor space for kids. This challenge can be solved through thoughtful design, and we're delighted by the early thinking we've seen from Hacker Architects.

When will the housing be built?

We plan to break ground in 2023.

What size of homes will be included in this project?

We are building a total of 80 to 100 dwellings, ranging in size from studios to three-bedrooms.

How will the rents be determined?

Our funding sources will set the limits at 60 percent of the area's median income, and we'll strive to keep the rents lower than maximum allowed levels.

Who will be able to live in these new homes?

Anyone from the general public who passes our screening criteria and, hopefully, many clients of PMWTC's programs. We are also planning to reserve some units for youth aging out of foster care, as well as families in need of stable housing to reunite with their children or avoid having them placed in foster care.

Will there be opportunities for community input?

Absolutely! Cully and 42nd Avenue both have strong community organizing efforts and we want to ensure that our design is beginning in earnest, we're eager to continue those discussions and turn them towards tangible actions and outcomes.

The housing component of PMWTC's redevelopment project is provided through a partnership between PCC and Home Forward. The agency's director of development and community revitalization, Jonathan Trutt, talked about what the community can expect from this exciting project.

The Home Forward team working on this project:

- Biljana Jescic—Director of Community Services
- Ian Slingerland—Director of Homeless Initiatives
- Julie Livingston—Senior Project Manager
- Ben Loftis—Finance Manager
- Merrell Baker—Asset Manager
- Odalis Perez-Crouse—Community Services Program Manager
- Yvette Hernandez—Rent Assistance Housing Program Supervisor

Home Forward is the independent government agency that is the largest provider of affordable housing in Oregon, offering a variety of housing options to low-income individuals and families.
**Project Timeline**

**NOVEMBER**
Voters passed PCC bond measure providing funds to redevelop the PMWTC as well as other projects related to Workforce Development, STEAM and health allied education.

**2017 BOND**

**APRIL—MILESTONE**
Through outreach, engagement and careful design consideration the project team completed the initial site plan for the three-acre property and determined that the new PMWTC will be built at the corner of Killingsworth and NE 42nd Avenue.

**2017**

**FEBRUARY**
At a focus group, DHS clients discussed their experiences at the PMWTC and how the new training center could better serve them.

**2019**

**MAY**
Stakeholders joined the project team in determining sustainability goals and priorities for the project.

**2020**

**JUNE**
Building layout is proposed with community partner space identified. Community and user outreach will inform the decision on what sort of spaces and activities will be planned for the open-space areas of the site.

**2020**

**JULY**
The project team enters the design development phase. Building plans consider closely each physical aspect from final floor plan to furniture layouts. Interior finishes, circulation, lighting and all building systems become part of the final plans.

**2020**

**MARCH**
At the permitting phase, construction documents are submitted to the City of Portland for review and permit.

**2020**

**DECEMBER**
Final Construction documents are developed by the design team.

**2020**

**WINTER**
The project team decides the type of material for the structure of the building. Cross Laminated Timber (CLT) is being considered because of our local industry and history with forestry, in addition to this material well-liked natural and warm qualities.

**2020**

**SUMMER**
Construction of the new PMWTC is complete. Staff moves into the new facility. Existing buildings are demolished and construction of affordable housing starts.

**2020**

**SPRING**
Affordable housing project wraps up construction and units become available.

**2023**

**NOVEMBER**
Voters passed PCC bond measure providing funds to redevelop the PMWTC as well as other projects related to Workforce Development, STEAM and health allied education.

**2023**

**START**

**FINISH**
The PMWTC project will have a dust preventable in the building will not be interrupted. during construction. The current services avail-
complete, at which time services will switch to the PMWTC may be impacted at various times
The PMWTC will continue operations in its
will be available to the general community. PCC will
PCC partnered with Living Cully to engage the surrounding
to understand the wants and needs of the surrounding community. PCC partnered with Living Cully to engage the surrounding community in a six-month outreach effort. The input gathered from door-to-door can-vassing, focus groups and a large open house informed the design team on what residents liked about their neighborhood and what they would like to see at the PMWTC. Meetings and workshops continue to be held with PMWTC clients and staff to understand how the new building can better support the work they do.
A project management team meets regularly to guide the design review process. The information gathered in workshops, focus groups, and meetings actively informs the design team and influences how the new PMWTC should function for the people using it, as well as the community members living nearby.

Will the new PMWTC be sustainable?
PCC mandates that all its new buildings be LEED Silver or better. The college strives to use environmentally friendly materials and practices, as well as create a comfortable interior environment.

How will stakeholders get information and updates during this process?
PCC frequently updates the project webpage at pcc.edu/bond/pmwtc. In addition, we will continue to reach out with project updates through PCC’s communication outlets and other neighborhood resources.

Why am I getting this paper?
This newspaper is part of the continuing outreach strategy of PCC and the PMWTC redevelopment project. Because of the COVID-19 crisis, we are not able to gather in groups, to discuss the project. We want to keep you informed and hope this newspaper will help.

Who is part of the project team?
The project team includes representatives from PCC, as well as BORA Architects, the architecture firm on the project, and Andersen Construction Company.

What is PCC’s commitment to business diversity?
PCC has a goal of 20 percent utilization rate of minority, women, emerging small business and veteran disabled-owned firms on our construction projects, with no more than 14 percent from emerging small businesses. PCC’s workforce diversity targets participa-
tion of 20 percent minorities and 15 percent women in construction. Additionally, the college requires that 20 percent of labor hours for apprenticeable trades must be performed by apprentices.
Currently 42 percent of this project’s design budget is committed to registered firms with Oregon’s Certification Office for Business Inclusion and Diversity (COBID). The proj-
ector, Andersen Construction, is now working to identify early trade partners, and will make every effort to reach, and if possible exceed, its goals for training and hiring a diverse workforce.

Are there contracting opportunities for this project?
If you are interested in contracting on the project, contact Jeff Slinger, Andersen Senior Project Manager, at jslinger@andersen-const.com.

How do I give feedback on the design process?
Reach out to the project management team with any comments you may have. You can also become involved with the design of the plaza area by participating in the “Design with us” campaign (details above).

Who do I reach if I have questions and comments about the PMWTC redevelopment?
Please reach out to the project team at bond@pcc.edu or (971) 722-8416.